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4 Attorney for Movant
5 BAYVIEW LOAN SERVICING, LLC,
servicing agent for CitiMortgage

Signed: November 01, 2010

EDWARD D. JELLEN
U.S. Bankruptcy Judge

8
9 UNITED STATES BANKRUPTCY COURT
10 NORTHERN DISTRICT OF CALIFORNIA

11 In re } Bk. No.: 10-47541
12 STEVEN ON and } RS No.: EGS-37
13 IVY HO ON } Chapter 7
14 Debtors. } ORDER TERMINATING THE
15 AUTOMATIC STAY RE PROPERTY
16 LOCATED AT 58 AGNES ST., OAKLAND,
17 CA 94618
18 Hearing-
19 Date: October 8, 2010
20 Time: 10:00 a.m.
Place: United States Bankruptcy Court
1300 Clay Street
Courtroom 215
Oakland, CA
21 Honorable Edward D. Jellen

22
23 Movant's Motion For Relief From Automatic Stay came on for hearing on October 8,
24 2010 before the Honorable Edward D. Jellen. Norman Bahlert appeared specially on behalf of
25 Movant, BAYVIEW LOAN SERVICING, LLC, servicing agent for CitiMortgage. Other
26 appearances were as stated on the record.

27 The Court, having considered the Court records and files and with good cause appearing
28 therefor, makes its Order as follows:

1 IT IS HEREBY ORDERED, ADJUDGED AND DECREED that effective October 13,
2 2010 the Automatic Stay in the above-entitled bankruptcy proceeding is terminated as to Movant,
3 its assignees and/or successors in interest, and Movant, its assignees and/or successors in interest,
4 may hereafter proceed with foreclosure and conduct a trustee's sale of the subject property,
5 generally described as 58 Agnes St., Oakland, CA 94618, and legally described as follows:

6 LOT 16, AND THE SOUTHEASTERN 5 FEET, MEASURED AT RIGHT ANGLES
7 OF LOT 17, BLOCK 6, HIGHLAND MANOR, FILED AUGUST 25, 1915, IN BOOK
14 OF MAPS, PAGE 24, ALAMEDA COUNTY RECORDS.

8 BEING ALSO THE SAME PREMISES SHOWN AS PARCEL B ON EXHIBIT "A"
9 ATTACHED TO THE CERTIFICATE OF PARCEL MAP WAIVER, RECORDED JUNE 26,
1992, SERIES NO. 92-209819, ALAMEDA COUNTY RECORDS.

10 pursuant to California Civil Code Section 2924 et seq., and thereafter commence any lawful
11 action necessary to obtain complete possession of the subject property without further Court
12 order or proceeding being necessary.

13 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the 14-day stay
14 provided by Bankruptcy Rule 4001(a)(3) is hereby waived.

15 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that this bankruptcy
16 proceeding has been finalized for purposes of Cal. Civil Code § 2923.5 and the enforcement of
17 the note and deed of trust described in the motion against the subject real property. Further, upon
18 entry of the order granting relief from the automatic stay, the movant and its successors, assigns,
19 principals, and agents shall comply with Cal. Civil Code § 2923.5 et seq., the California
20 Foreclosure Prevention Act, to the extent it is otherwise applicable.

21
22 **END OF ORDER**
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27
28

1
2 **COURT SERVICE LIST**
3

4
5 **CM/ECF Electronic Mail List**
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7
8 Paul Mansdorf mansdorftrustee@sbcglobal.net, ca72@ecfcbis.com,
9 tracie_williams@canb.uscourts.gov
10

11 Paul J. Mansdorf mansdorftrustee@sbcglobal.net,
12 ca72@ecfcbis.com,tracie_williams@canb.uscourts.gov
13

14 Office of the U.S. Trustee/Oak USTPRegion17.OA. ECF@usdoj.gov, ltroxas@hotmail.com
15

16 Edward G. Schloss egs2@ix.netcom.com
17

18 Reidun Stromsheim rstromsheim@stromsheim.com
19

20 Lawrence L. Szabo szabo@sbcglobal.net, sbernay19@sbcglobal.net
21

22 **Manual Mail List**
23

24 Steven On
25 Ivy Ho On
26 58 Agnes Street
27 Oakland, CA 94618
28

29 GE Money Bank
30 c/o Recovery Management Systems Corp.
31 25 SE 2nd Avenue, Suite 1120
32 Miami, FL 33131-1605
33

34 C:\Documents and Settings\ed\My Documents\OAK7BLS.on.ORD.wpd
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